



THE CITY OF SAN DIEGO

Date of Notice: November 23, 2004

# NOTICE OF PUBLIC HEARING

## DEVELOPMENT SERVICES DEPARTMENT

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<b>DATE OF HEARING:</b>	<b>December 8, 2004</b>
<b>TIME OF HEARING:</b>	<b>8:30 am</b>
<b>LOCATION OF HEARING:</b>	<b>Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101</b>
<b>PROJECT TYPE:</b>	<b>MAP WAIVER</b>
<b>PROJECT NO:</b>	<b><u>40749</u></b>
<b>PROJECT NAME:</b>	<b><u>VILLAS AT MONTECITO</u></b>
<b>APPLICANT:</b>	<b>Robert Ramsey</b>
<b>COMMUNITY PLAN AREA:</b>	<b>Uptown</b>
<b>COUNCIL DISTRICT:</b>	<b>District 3</b>
<b>CITY PROJECT MANAGER:</b>	<b>Firouzeh Tirandazi, Development Project Manager</b>
<b>PHONE NUMBER:</b>	<b>(619) 446-5370</b>

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As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Map Waiver (Process 3) to waive the requirements for a Tentative Map to convert 3 residential units under construction) to condominiums on a 0.11-acre site. The property is located at the southwest corner of First Avenue and Montecito Way at 4146 First Avenue in the MR-800B Zone of Mid City Communities Planned District within the Uptown Community Plan Area and Council District 3.

The decision of the Hearing Officer is final unless appealed to the PLANNING COMMISSION. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. To file an appeal to the Planning Commission contact staff at the Planning Department, 202 "C" Street, Fifth Floor, San Diego, CA. The appeal must be made within 10 working days of the Hearing Officer's decision.

The certification of an Environmental Impact Report, adoption of a Mitigated Negative Declaration or Negative Declaration, or determination that the project is exempt from the California Environmental Quality may be appealed to the City Council **after all other appeal rights have been exhausted**. All such appeals must be filed by 5:00 PM within ten (10) business days from the date of the Planning Commission's certification/adoption of the environmental document. The proper forms are available from the City Clerk's Office, located on the second floor of the City Administration Building, 202 C Street, San Diego, CA 92101.

The decision made by the PLANNING COMMISSION is the final decision by the City.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call the Disability Services Program Coordinator at 236-5679, at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Job Order No. 42-2976

Revised 9/22/04 dcj